

Survey for The Downing Company

Being a part of land located in the State of Ohio, County of Muskingum, Washington Township, part of quarter township 3, Township 1 North, Range 7 West, United States Military Lands. Being all of the lands conveyed to The Downing Company in Deed Record 807, page 307 (parcels 1,3, and 4), and Deed Record 870, page 73, bounded and described as follows:

Commencing at an iron pin found at the southwest corner of Lot 19 of McBride's Addition (Replat Book 1, page 255);

thence along the east line of a public right-of-way (50' wide) North 10 degrees 56 minutes 27 seconds West 99.88 feet to an iron pin set at the northwest corner of Lot 17, the place of beginning for this parcel;

thence continuing along the east line of a public right-of-way (50' wide) North 10 degrees 56 minutes 27 seconds West 249.99 feet to an iron pin set at the northwest corner of Lot 7;

thence along the south line of a 16' wide alley North 79 degrees 03 minutes 33 seconds East 16.39 feet to an iron pin set on the east line of the former Ohio River and Western Railway;

thence along the east line of the former Ohio River and Western Railway South 29 degrees 42 minutes 42 seconds East 137.47 feet to a point;

thence continuing along the east line of the former Ohio River and Western Railway on a curve to the left having a radius of 699.10 feet, a delta angle of 06 degrees 15 minutes 25 seconds, a chord bearing and distance of South 32 degrees 47 minutes 48 seconds East 75.25 feet to an iron pin set on the south line of Lot 13;

thence leaving the east line of the former Ohio River and Western Railway and along the south line of Lot 13 North 79 degrees 03 minutes 33 seconds East 34.28 feet to an iron pin set, being the southeast corner of lot 13 and on the west line of an 8 foot wide alley;

thence along the west line of an 8' wide alley South 12 degrees 26 minutes 27 seconds East 50.01 feet to a mag-nail set in a paved drive;

thence South 79 degrees 02 minutes 50 seconds West 9.84 feet to a mag-nail set in a paved drive on the east line of the former Ohio River and Western Railway;

thence along the east line of the former Ohio River and Western Railway on a curve to the left having a radius of 699.10 feet, a delta angle of 38 degrees 01 minutes 56 seconds, a chord bearing and distance of South 59 degrees 30 minutes 33 seconds East 455.58 feet to an iron pin set on the south line of Washington Township;

thence leaving the east line of the former Ohio River and Western Railway and along the south line of Washington Township North 87 degrees 03 minutes 44 seconds West 184.63 feet to an iron pin set on the west line of the former Ohio River and Western Railway;

thence along the west line of the former Ohio River and Western Railway on a curve to the right having a radius of 749.10 feet, a delta angle of 26 degrees 04 minutes 16

seconds, a chord bearing and distance of North 51 degrees 22 minutes 56 seconds West 337.93 feet to an iron pin set on the north line of Lot 17;

thence along the North line of Lot 17 South 79 degrees 03 minutes 33 seconds West 57.51 feet to the place of beginning containing 0.830 acres, more or less.

All of Parcel No.: 71-70-55-02-07-000 (\pm 0.007 acres)

All of Parcel No.: 71-70-55-02-08-001 (\pm 0.028 acres)

All of Parcel No.: 71-70-55-02-09-000 (\pm 0.078 acres)

Part of Parcel No.: 71-70-55-02-25-000 (\pm 0.717 acres)

TOTAL. \pm 0.830 ACRES

This legal description was written by Denis P. Swierz based on a field survey completed May 2009 by Muskingum County Engineers' Office. The bearings in this description are based on NAD 83, Ohio South Zone, State Plane Coordinates as per GPS observations from Muskingum County Engineer monument GPS 22.

Subject to all easements, right of ways, restrictions, reservations, etc., of record and hereinafter may be implied.

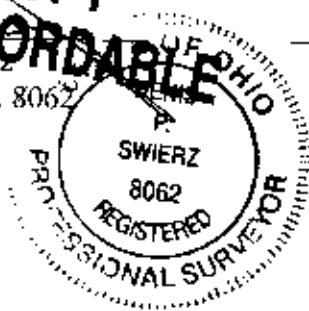
**OFFICE COPY
NOT RECORDABLE**

Denis P. Swierz

Reg. Surv. No. 8062

5/08/09

Date



DESCRIPTION

APPROVED

By: [Signature] 5/12/09

PLAT OF SURVEY FOR THE DOWNING COMPANY

STATE OF OHIO. MUSKINGUM COUNTY. WASHINGTON TOWNSHIP.
PART OF QUARTER TOWNSHIP 3.
TOWNSHIP 1 NORTH. RANGE 7 WEST.
UNITED STATES MILITARY LANDS

PARCEL NO.

ALL OF: 71-70-55-02-07-000 ±0.007 ACRES
ALL OF: 71-70-55-02-08-001 ±0.028 ACRES
ALL OF: 71-70-55-02-09-000 ±0.078 ACRES
PART OF: 71-70-55-02-25-000 ±0.717 ACRES
TOTAL ±0.830 ACRES

Approved For Transfer
No On-Lot Sewage

Date 5/15/2009

Michael J. Kuntz
Zanesville - Muskingum Co.
Health Department

THE COUNTY OF MUSKINGUM, OHIO
DR 1135-467 (TRACT #1)

CHD BRG = S 32°47'48" E
CHD = 75.25 FT
R = 699.10 FT
DELTA = 06°15'25" L

N 79°03'33" E
34.28 FT

S 12°26'27" E
50.01 FT

S 79°02'50" W
9.84 FT

THE DOWNING COMPANY
0.83 ACRES
DR 807-307 (PARCELS #: 1, 3, AND 4)
AND DR 870-73

CHD BRG = S 59°30'33" E
CHD = 455.58 FT
R = 699.10 FT
DELTA = 38°01'56"

CHD BRG = N 51°22'56" W
CHD = 337.93 FT
R = 749.10 FT
DELTA = 26°04'16"

WASHINGTON TWP.
WAYNE TWP.

N 87°03'44" W
184.63 FT

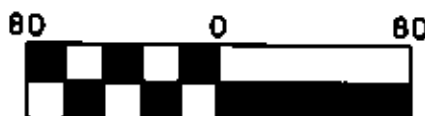
THE DOWNING CO.
DR 807-307

THE COUNTY OF MUSKINGUM, OHIO
DR 1135-467 (TRACT #3)

EXEMPT FROM
PLANNING COMMISSION

DESCRIPTION

APPROVED
By: [Signature] 5/12/2009



Scale: 1" = 80'

LEGEND

- IRON PIN SET 1/2" x 30" W/C 1/2" MARKED "MUSK CTY" "SWIERZ 8062"
- IRON PIN FOUND
- △ MAG-NAIL SET
- POINT

BASIS OF BEARING:

BEARINGS ARE BASED ON NAD 83, OHIO SOUTH ZONE. STATE PLANE COORDINATES AS PER GPS OBSERVATIONS FROM MUSKINGUM COUNTY ENGINEER GPS MONUMENT - GPS 22.

PERTINENT DOCUMENTS AND SURVEYS USED:

1. DEED REFERENCES SHOWN
2. TAX MAPS
3. SURVEY RECORDS FOUND IN THE MUSKINGUM COUNTY ENGINEERS OFFICE, ZANESVILLE, OHIO.

MUSKINGUM COUNTY ENGINEERS OFFICE

155 REHL ROAD
ZANESVILLE, OHIO 43701
(740) 454-0155

I HEREBY CERTIFY THIS PLAT
TO BE CORRECT AS SURVEYED
MAY 2009

STATE OF OHIO
DENIS P. SWIERZ
8062
REGISTERED SURVEYOR
OFFICE COPY
NOT RECORDED
DENIS P. SWIERZ
PS# 8062
DATE 5/08/09